

**PUBLIC HEARING
PROPOSED SPECIAL USE PERMIT
MASON'S RIDGE II WORKFORCE HOUSING
NEW WINDSOR TOWN HALL
JULY 6, 2011 - 7:00 P.M.**

BOARD MEMBERS PRESENT: Supervisor Green, Councilwoman Mullarkey, Councilwoman Weyant, Councilwoman Biasotti, Councilman Lundstrom

OTHER OFFICIALS PRESENT: Comptroller Finnegan, Town Attorney Blythe, Police Lieutenant Farbent, Highway Superintendent Fayo

SALUTE TO FLAG

Supervisor Green called to order a public hearing regarding a proposed Special Use Permit for Mason's Ridge II Workforce Housing and the Town Clerk presented proof of publication as required by law.

Hearing no one wishing to speak, Supervisor Green entertained a motion to close the Public Hearing.

MOTION – CLOSE PUBLIC HEARING

Motion by Councilwoman Mullarkey, seconded by Councilwoman Weyant that the Town Board of the Town of New Windsor close the Public Hearing for a Special Use Permit for Workforce Housing adjacent to NYS Route 32 in the Town of New Windsor and commonly known as Mason's Ridge II (PB #11-01) at 7:05 p.m..

Roll Call: All Ayes

Motion Carried: 5-0

MOTION – AUTHORIZE ISSUANCE OF SPECIAL USE PERMIT – MASON'S RIDGE II

Motion by Councilwoman Mullarkey, seconded by Councilwoman Weyant that the Town Board of the Town of New Windsor adopt the following resolution:

WHEREAS, heretofore the Town Board has considered granting a special use permit for the proposed "Mason's Ridge II Workforce Housing Site Plan"; and

WHEREAS, an application was made to the Town Board of the Town of New Windsor by Regan Development Corp. (the "applicant") for a special use permit and site plan approval for a twenty (20)-unit multi-family Workforce Housing Development, pursuant to Town of New Windsor Zoning Law §300-31; and

WHEREAS, following due notice the Town Board held a public hearing on July 6, 2011 on the proposed special use permit; and

WHEREAS, the subject site consists of +/- 1.655 acres of land, is comprised of one tax map parcel in the Town of New Windsor identified as section 9, block 1, lot 20.221 (SBL 9-1-20.221) and is located on NYS Route 32 in the Town of New Windsor, New York; and

WHEREAS, the applicant has also applied to the Planning Board for site plan approval; and

WHEREAS, the proposed development is subject to the Town of New Windsor Zoning Law §300-31 setting forth the requirements applicable for Workforce Housing; and

WHEREAS, the Planning Board declared its intent to serve as lead agency under SEQRA and on March 17, 2011, as SEQRA Lead Agency for a coordinated review, adopted a negative declaration finding that there would be no significant adverse environmental impacts associated with this action; and

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WHEREAS, New York General Municipal Law § 239 requires the referral of both the special use permit and site plan applications to the Orange County Planning Department ("OCPD") for its review and comment, which referral was made by letter dated March 17, 2011 and OCPD responded on April 13, 2011 recommending local determination; and

WHEREAS, the Town Board previously determined that there is a need for Workforce Housing within the Town and amended the Town's Zoning Law to provide a mechanism for the siting of such needed housing; and

WHEREAS, the Town Board now wishes to make certain determinations and grant the special use permit;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Town Board hereby concurs with the Planning Board's SEQRA negative declaration for this action; and
2. The Town Board further finds that the applicant has met the requirements of Zoning Law §300-31 (A) through (K) and hereby grants a special use permit to the applicant for a Workforce Housing Development consisting of a twenty (20)-unit multi-family Workforce Housing Development, which approval is conditioned on the applicant's compliance with the requirements of the Town of New Windsor Zoning Law §300-31 and the receipt of site plan approval from the Planning Board.

Roll Call: All Ayes

Motion Carried: 5-0

Respectfully submitted,

**DEBORAH GREEN
TOWN CLERK**

/clc